

**Nolensville Planning Commission  
Regular Meeting  
November 13, 2007, 7:00 p.m.  
Nolensville Elementary School**

Members in attendance were Chair Rick Owens, Members Jimmy Alexander, Andy Grosson, Bob Haines, Matt Happel, Mayor Beth Lothers, Willis Wells and Frank Wilson.

Staff present was Town Attorney Bob Notestine, Town Planner Henry Laird, Consulting Engineer Tom Allen and Town Recorder Cindy Lancaster. Eleven (11) citizens were also present.

**I. Call Meeting to Order**

The meeting was called to order at 7:05 p.m. by Chair Rick Owens.

**II. Pledge of Allegiance**

The pledge of allegiance was led by Alderman Jimmy Alexander.

**III. Approval of Minutes**

Chair Owens made a motion to approve the minutes from October 9, 2007, and Commissioner Wilson seconded the motion.

Commissioner Willis made a motion to amend the minutes on Page 1, approval, third paragraph where it says that Mayor Lothers made a motion to amend minutes, that it should reflect the "Bent Creek Development" as name of the development.

Chair Owens made a motion to amend Page 1, announcements, to clean up language, that it should say that Chair Rick Owens relies heavily on staff expertise and keep the names that are down there.

Commissioner Wilson made a motion to amend Page 6 where it says that Jimmy Reeves stated that his daughter's place has a 37% slope and that his has the same. That is not accurate. His driveway is flat. His daughter's property has the same problem as lot 2307 in the prior paragraph.

Commissioner Willis made a motion to approve the minutes to reflect the above amendments. Mayor Lothers seconded the motion. The amendments were approved as amended. The minutes were then voted and approved unanimously, as amended.

**IV. Announcements**

Chair Owens went over the rules for the meeting and asked speakers to state their name and address for the record. Mayor Lothers stated there is a PDF copy from Williamson County Comprehensive Land and Use Plan, and a copy will be located at Town Hall. Anyone can come by Town Hall and sign out the copy, until more copies are received.

Mayor Lothers stated an email was received recently from Debbie Riddle requesting to resign from the Planning Commission and the Economic Development Commission. She stated that thoughts and prayers are with Debbie at this time.

## **V. Citizen Comments**

Ms. Lynda Moses reminded everyone that next weekend the “Christmas in the Village” would take place and stated it would not take very long to visit the merchants in the Nolensville Historic District. Many of these merchants are struggling and need the support of the citizens of the town.

## **VI. New Business**

### **Subdivision Review:**

#### **Hearing on Revising Pavement Cross Sections**

Mr. Laird noted this was a public hearing and the purpose of this amendment is to increase the asphalt paving base from 2” to 3” and surface from 1.5” to 2”.

The public hearing on amendment to the pavement cross sections in the subdivision regulations for local and collector streets opened at 7:16. The public hearing was closed at 7:17 p.m. after no one came forward.

Commissioner Wilson noted that there is trouble in this area currently in these subdivisions. Commissioner Happel stated that if you look at Bent Creek, you will see that it is a bad situation.

Motion by Alderman Alexander, seconded by Mayor Lothers, to approve action on proposed amendment to the pavement cross sections in the subdivision regulations for local and collector streets. The vote was taken and this was approved unanimously.

#### **Brittain Downs Addition, Sketch Plan, Standard Subdivision, 25 lots**

Mr. Mike Anderson stated that comments were received from Nolensville staff, and there are no problems with the requests. He showed a map of this portion of the Brittain Downs in regards to #6 in the Nolensville comments “provide for hard-surface walking lanes in the backs of the lots facing Brittain Lane and in the green spaces designed to connect with the other streets in this addition as well as to the Brittain Downs P.U.D. section east of the proposed development.”

Chair Owens made a motion to approve, and Commissioner Willis seconded the motion.

Mr. Laird stated the regulations indicate that there are no vested rights in approving the sketch plan and changes can be made at the preliminary plat. This is just saying you have accepted the concept, and they can move along to submit a preliminary plot. He stated said that the request is acceptable.

Commissioner Wilson stated that in the training session that several members attended a seminar on low-impact storm-water management techniques at MTSU on bio-swales and other such

techniques and asked Mr. Anderson if they would use these type methods on this development. Mr. Anderson replied that they would definitely work with Mr. Allen on attempting to utilize these low-impact techniques as much as possible.

Chairman Owens stated that he saw where it says that trees will be preserved as best as possible, and it states mature trees. Commission Happel stated that this can be stated on the final plat. The vote was taken on the sketch plan and was approved unanimously.

### **Old Business:**

There was a report on the Sustainable Landscapes seminar that was recently held at MTSU attended by Commissioners Wilson, Haines and Chair Owens. There was a PowerPoint presentation.

Commissioner Haines initially reported on this seminar explaining sewer systems underground are set at a certain pitch. He described “rain gardens”. This is swells that absorb water at a rapid rate, and then they landscape with various plants to absorb water quickly. Rain gardens are built to absorb within two days. These are built throughout developments. If you do this you do not have to have large areas to hold this water. These can become complicated and large in size. They are popular in Oregon. They will run the length of a road and you never know it is there. There was a picture of pervious concrete and Commission Haines described this noting that once a year the street sweeper is sent through the area. Pervious can get up to 5,000 per square inch in weight. It can handle large rains, and life expectancy is dependent upon use. For parking areas, it is 15 to 20 years. He described the rain garden with pictures throughout the power point presentation with a completed garden being shown. He noted this is the latest technique that covers a 10 acre parking lot. They have a portion of pervious and portion of blacktop. The cost is about 5% more than regular concrete.

Commissioner Wilson stated that in regards to the parking it has a bearing on the lighting due to the light color. It makes a difference on the number of lights in addition to the wattage.

Commission Haines stated that in snow events in pervious, it dries rapidly.

Numerous pictures were shown of the rain gardens, and Commissioner Haines noted that if you go to the Ellington Ag Center, you will see these rain gardens throughout the center. He noted that he would like to see the town require the pervious concrete in all parking areas.

Commissioner Wilson stated that if anyone is interested, the Wal-mart parking lot on Nolensville Road is constructed of pervious concrete. This will show you what it looks like. He stated Nolensville stood out because we were the only one that is doing some rain gardens, and these are being done in the Catalina subdivision.

Rev. Alfred Bennett, Nolensville Road, thanked everyone, and he stated that this is the most exciting thing he has heard in a long time. He also invited everyone to go to the arch that is on his property to view his landscape.

### **Report from the last BOMA Meeting, Town Planner or Mayor**

Mayor Lothers went over the agenda items that were voted on.

**Other Business:**

**Monthly Bond Report:**

Mr. Laird stated some revisions need to be made to the report; Sunset Park should be removed; Nolensville Industrial Park is in the process of extending their current bond, Corinthian Homes for \$30,000 should not be on this report.

Mayor Lothers made a motion to defer the report until next month after the correction, and Chairman Owens seconded. This was passed unanimously.

**Other:**

Mayor Lothers asked Commissioner Wilson about the Tennessee Crossroads television program. Commissioner Wilson stated the program would be shown this Thursday on Channel 8 at 7:00 p.m.

Mayor Lothers noted that another program was done at the Bennett's Homeplace Bed & Breakfast. It was suggested to put copies of this program on the web-site, or at least compile them and place them at the library.

Commissioner Willis commended the arrangement of the tables for this meeting.

The meeting adjourned at 8:02 p.m.

**IX. Adjournment**

Respectfully submitted,

Approved,

Cindy Lancaster  
Town Recorder

Matt Happel  
Planning Commission Secretary